



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
100 West 72nd Street
October 6, 2009**

LANDMARK WEST! is a not-for-profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

The Certificate of Appropriateness Committee wishes to comment on the application to construct a new shade structure and privacy fences at the penthouse roof at 100 West 72nd Street, designed by McKim, Mead and White and built in 1892-93.

----- NOTES -----

Railing: Being that the proposed addition is so visible from the North (ie: standing on Columbus at 75th/74th Street, looking south), we are concerned about the choice of finish. We understand that something as visually open as the existing railing is not to Code, however the rendering from Tuesday night presents a fence that we believe will read as far too solid from the public way (lots of vertical posts so close together). The architect said they were still debating finish, and we would recommend, to address this concern of visual bulk, something to blend in to the rooftop vernacular present elsewhere. So that the fence is still clearly distinct from the parapet, but less prominent.

Privacy fences: Efforts were clearly made to render these components as invisible as possible, by stepping them back, and we think they're fine as is.

Shade structure: Based on the rooftop mockup we discussed, we feel that the shade structure would be far too prominent on the roof. Especially for a structure that will only have use about half of the year, during amenable weather conditions. We would encourage the client to consider something temporary and movable; something that could be disassembled and stored when not in use. We'd have to check with the LPC to be certain, but I do believe that were the structure considered temporary, the homeowner could actually work at staff level and obviate the full Commission review.